



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 6, 2020

Jacques Sandberg
Vice President
Taylor Street LA LLC
350 W. Hubbard Street, Suite 300
Chicago, Illinois 60054

RE: Final Certificate of Completion – Taylor Street Library and Apartments Project Redevelopment Agreement

Dear Mr. Sandberg:

Please find the enclosed executed Final Certificate of Completion regarding the Taylor Street Library and Apartments Project redevelopment project. Capitalized terms shall have the meanings ascribed to them in the executed redevelopment agreement.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the Redevelopment Agreement (“RDA”) dated June 1, 2018 between the City of Chicago (“City”) and Taylor Street LA LLC, Roosevelt Square Library LLC, RS Library TIF LLC (the “Developer Parties”), and DPD finds that the Developer Parties have satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 1328-50 West Taylor Street, Chicago, Illinois 60607 in accordance with the terms of the RDA.

This executed Final Certificate of Completion releases the Developer Parties only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the RDA, executed between the City and the Developer Parties, are still in force.

The City of Chicago appreciates the investment you have made to the community. If you have any questions regarding this matter, please contact, Assistant Commissioner, Mark Sagun at (312) 744-0882.

Sincerely,

William Jeffries
Deputy Commissioner
Department of Planning & Development

FINAL CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of **Taylor Street Library and Apartments Project** Redevelopment Agreement (the “**Agreement**”) dated as of **June 1, 2018**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), **Taylor Street LA LLC**, an Illinois limited liability company, **Roosevelt Square Library LLC**, an Illinois limited liability company, and **RS Library TIF LLC**, an Illinois limited liability company (the “**Developer Parties**”), the City, by and through its Department of Planning and Development hereby certifies effective as of the **January 6, 2020** as follows:

1. Final Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.

2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer’s obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Final Completion to be executed.

CITY OF CHICAGO

By: _____

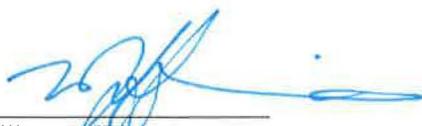

William Jeffries
Deputy Commissioner
Department of Planning and Development

EXHIBIT A

To Final Certificate of Completion dated effective **January 6, 2020**.

Legal Description for the
Project as defined in Taylor Street Library and Apartments Project
Redevelopment Agreement

The legal description of the Project Site follows this Exhibit cover sheet.

**TAYLOR STREET LIBRARY AND APARTMENTS PROJECT
REDEVELOPMENT AGREEMENT**

EXHIBIT B-1

LEGAL DESCRIPTION OF PROPERTY

LOTS 34 THROUGH 45, INCLUSIVE, ALONG WITH VACATED NORTH SOUTH ALLEY, LYING WEST OF AND ADJOINING SAID LOTS, AND LOTS 57 THROUGH 66, INCLUSIVE, ALONG WITH VACATED EAST WEST ALLEY, LYING NORTH OF AND ADJOINING SAID LOTS, IN ROBERT L. MARTIN'S SUBDIVISION OF BLOCKS 11 AND 16 IN VERNON PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 17-17-322-009-0000

COMMONLY KNOWN AS: 1328-50 West Taylor Street

**COOK COUNTY
RECORDER OF DEEDS**